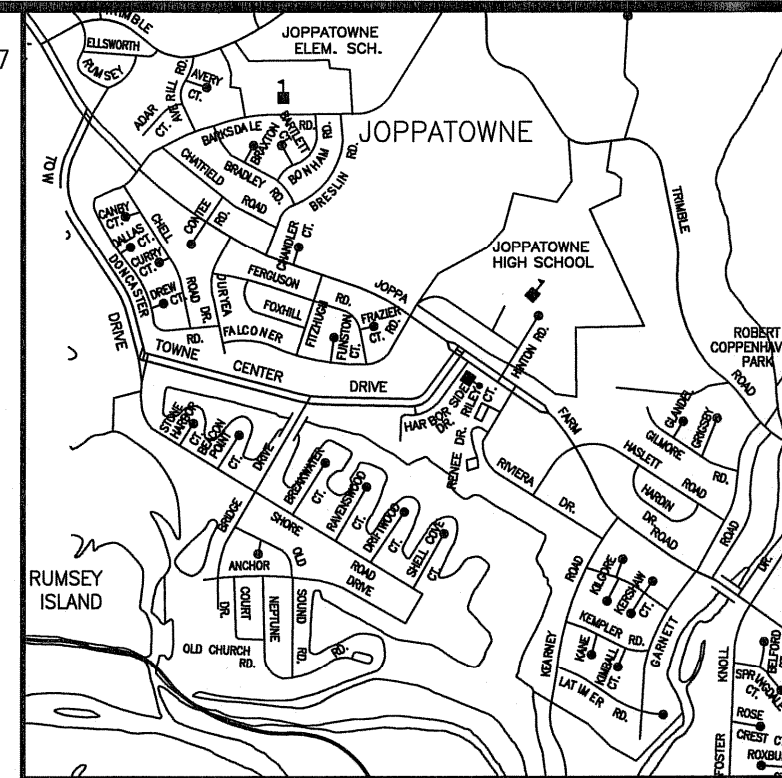


CURVE DATA TABLE						
No.	RADIUS	TANGENT	LENGTH	△ DELTA	CHORD LENGTH	CHORD BEARING
C1	50.00'	18.81'	35.98'	41°13'36"	35.21'	S 06°10'42" W
C2	50.00'	156.20'	126.10'	144°29'56"	95.24'	S 45°27'28" E

 CRITICAL AREA BUFFER ESTABLISHMENT

PRIOR TO RECORDING:  
TAX MAP 69 GRID 1A PARCEL 267



## VICINITY MAP

1"=2000'

## COORDINATE TABLE

POINT	NORTHING	EASTING
8643	633498.83000	1494504.93660
8650	633438.01112	1495088.73358
8679	633811.89400	1494664.33000
8734	633740.82879	1495009.65179

THE SIGNING OF THIS SUBDIVISION PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS FOR DRIVEWAY ENTRANCES FRONTING ON COUNTY ROADS.

THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

HARFORD COUNTY GOVERNMENT WILL NOT ENDORSE VARIANCES FOR ENCROACHMENTS INTO THE VEGETATIVE BUFFER.

FLOOD PLAIN SHOWN HEREON IS BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 24025C0263D (EFFECTIVE DATE 01/07/2000)

ENTIRE SITE LIES WITHIN CHESAPEAKE BAY CRITICAL AREA IN MANAGEMENT AREA I.D.A.

THE UNDERLYING SOILS TYPE IS Cx

THESE LOTS ARE SERVED BY EXISTING COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE FACILITIES.

## AREA TABULATION

- TOTAL AREA ENCLOSED: 4.4783 ACRES±
- TOTAL NET LOT AREA: 4.4783 ACRES±

## IMPERVIOUS AREA

IMPERVIOUS AREA PER DESIGN: 137,897 SQ. FT. (3.1657 AC.±)  
CONSTRUCTED IMPERVIOUS AREA: 117,693 SQ. FT. (2.7019 AC.±)  
PROPOSED IMPERVIOUS AREA: 4,100 SQ. FT. (0.0941 AC.±)  
PROPOSED TOTAL IMPERVIOUS AREA: 121,793 SQ. FT. (2.7960 AC.±)

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 4 AS SHOWN ON THE PLAT ENTITLED "REVISED FINAL PLAT ONE, TAYLOR'S POINTE" WHICH IS RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK CGH 96 FOLIO 51 AND TO ADD A 15' WIDE COMMON DRIVE EASEMENT

## SUBDIVISION DATA

- TOTAL NUMBER OF LOTS: 2
- ① INDICATES LOT NUMBER
- #### INDICATES ADDRESS NUMBER
- DEED REFERENCE: CGH 3060/603
- PRESENT ZONING: R-4 CONVENTIONAL
- BOARD OF APPEALS CASE NO. 4403

THE OWNER GUARANTEES THAT THE COMMUNITY WATER SUPPLY AND THE COMMUNITY SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

THE USE OF THE COMMUNITY WATER SUPPLY AND/OR OF THE COMMUNITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.

OWNER

HEALTH OFFICER

APPROVED: DEPUTY STATE HEALTH OFFICER DATE

APPROVED: DIRECTOR OF PARKS AND RECREATION DATE

APPROVED: DIRECTOR OF PUBLIC WORKS DATE

APPROVED: DIRECTOR OF PLANNING AND ZONING DATE

APPROVED: COUNTY ATTORNEY DATE

APPROVED: DIRECTOR OF ADMINISTRATION DATE

APPROVED: COUNTY EXECUTIVE DATE

THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MARYLAND AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER, SEWER AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED TO THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NOTHING CONTAINED HEREIN SHALL PRECLUDE THE OWNER FROM CONVEYING BY DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HARFORD COUNTY, MARYLAND.

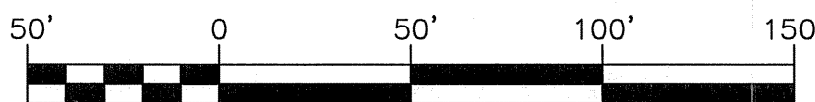
NO LOT WILL BE RESUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OR THE COUNTY HEALTH OFFICER.

RONALD W. PARKER

DATE

## RESIDENTIAL DENSITY

ENTIRE PROJECT: 11.6623 ACRES  
TOTAL LOTS: 16 OR 1.37 DU/ACRE  
MAXIMUM ALLOWABLE: 8.0 DU/ACRE



## RECORDING STAMP

Rec'd. for Record \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ m. Same  
day recorded in Liber \_\_\_\_\_ J.J.R.  
No. \_\_\_\_\_ Folio \_\_\_\_\_ one of the  
PLAT \_\_\_\_\_ Records of Harford  
Co., Md. and examined per  
James Reilly, Clerk

THIS PLAT IS SUBJECT TO REVISION

PRELIMINARY PLAN

SUBDIVISION OF LOT 1

# TAYLOR'S POINTE

FIRST ELECTION DISTRICT

HARFORD COUNTY, MARYLAND

OWNER  
RONALD W. PARKER  
11450 PULASKI HIGHWAY  
WHITE MARSH, MARYLAND 21162-1514

**FWA**

FREDERICK WARD ASSOCIATES

www.frederickward.com

ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

P.O. Box 727, 5 South Main Street  
Bel Air Maryland 21014 - 0727  
410-838-7900  
410-893-1243 fax

SCALE 1" = 50'

DATE 09/19/2011

DRAWN BY RAS

CHECKED BY

FWA JOB NUMBER 92238.01